

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Wednesday, September 9, 2009, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

Pursuant to Section 906, correspondence has been received requesting a six-month extension of the following matter:

CITY OF PROVIDENCE/PARKS DEPARTMENT, OWNER AND GREATER PROVIDENCE YMCA, APPLICANT: 50 Aleppo Street, Lot 326 on the Tax Assessor's Plat 63 located in an O.S. Open Space Zone; to be relieved from Sections 303-use code 35.1 and 705.4 in the proposed construction of a 7,500 square foot addition to the existing building and to use the entire structure for meeting rooms and office space (a community center). This proposal meets the parking requirement. The applicant is requesting a use variance for the community center in the O.S. district, and a dimensional variance is

being sought from Section 705.4, parking areas, where subject to wheeled traffic requires a surface of bituminous, concrete, or equivalent materials, the proposal seeks to provide a gravel surface. The lot in question contains approximately 252,389 square feet of land area.

On Monday, July 20, 2009, the following members continued the following matters to September 9, 2009 for hearing:

YORK, STROTHER, EGAN, WOLF, VARIN AND UNDERWOOD

A-47 CHRISTIAN INTERDENOMINATIONAL ASSEMBLY: 483-485 Washington Street, Lot 39 on the Tax Assessor's Plat 29 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 305.1(4), 305.1(8) and 703.2. The applicant proposes to demolish the existing building and construct a new 24' x 71'6" building that would be used for a church. Religious services are permitted within the C-4 district. The applicant is requesting a dimensional variance relating to the front and rear yard setbacks and provisions for parking; whereby 16 parking spaces are required, no on-site parking would be provided. The lot in question contains approximately 3,400 square feet of land area.

ARC REAL ESTATE HOLDINGS, LLC: 85-91 DePasquale Avenue & 5-11 Africa Street, Lots 789, 790, 791 & 865 on the Tax Assessor's Plat 28 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 64.1, 425.2(A) and 425.2(C) in the proposed use of Lot 789, which is located within the R-3 district for parking. Lots 791 and 790 (81-83 & 85-87 DePasquale Ave. respectively) are located within a C-2 district, which permits parking lots as of right; therefore, requiring no Board action, and Lot 865 is located within an R-3 district and is approved for residential parking. Lots 790, 791 and 865 are included within this application because vehicles entering onto the Africa Street lots will be permitted to exit through Lots 790 and 791 onto DePasquale Avenue. The applicant is requesting a use variance for Lot 789 only, which contains approximately 2,008 square feet of land area, and a dimensional variance relating to regulations governing landscaping and canopy coverage.

On Monday, July 20, 2009 the following members continued the following matter for further details:

YORK, STROTHER, EGAN, WOLF, VARIN AND UNDERWOOD

BOYSIE FORTEZ: 702-710 Potters Avenue (bounded by Seabury St. & Chambers St.), Lots 411, 412 & 1000 on the Tax Assessor's Plat 43 located in a Residential R-3 Three-Family Zone; to be relieved from Section 303-use codes 51, 52 & 55 and 304 pursuant to Section 200 in the proposed construction of a 24' x 70' addition to the existing

building being used for plumbing supply warehouse, wholesale and retail with accessory storage. The applicant is requesting use and dimensional variances for the new construction within the R-3 district. The lots in question contain approximately 12,800 square feet of land area.

7:00 P.M.

NEW MATTERS

ANGELA CALABRESE: 24½ Farmington Avenue, Lot 354 on the Tax Assessor's Plat 110 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 201.5, 201.7, 301 and 303-use code 41 in the proposed construction of a 18'2" x 17' addition to the rear of the existing building being used as an insurance office. The applicant is requesting a use variance to expand the office within the R-3 district. This proposal meets the parking requirement. The applicant is seeking relief from regulations governing the addition, enlargement and the intensification of a nonconforming use. The lot in question contains approximately 7,500 square feet of land area.

POINT ENTERPRISES, LLC, OWNER AND GEORGE M. MANYAN, APPLICANT: 167-169 Ives Street (a/k/a 319 Williams St.) Lot 344 on the Tax Assessor's Plat 17 located in a Limited Commercial C-1 Zone; to be relieved from Section 703.2 in the proposed increase in the number of seats within the existing delicatessen/restaurant from 12 seats to 48 seats. The legal use of the property is a deli and two

dwelling units. The applicant is requesting a dimensional variance from the parking requirement; whereby, the proposed increase in seating requires 9 parking spaces and there is no on-site open space available to provide parking. The lot in question contains approximately 2,500 square feet of land area.

ALEKSANDR KREPKIKH: 70-72 Gentian Avenue, Lot 427 on the Tax Assessor's Plat 122 located in a Residential R-1 One-Family Zone; to be relieved from Sections 704.2(A), 704.2(B) and 704.2(D) in the proposed construction of a second driveway (southerly side yard) on the aforesaid property. The current legal use of the property will remain a two-family structure. The applicant is requesting a dimensional variance and seeks relief from regulations governing the front and side yard paving restrictions, whereby Section 704.2(A) restricts the area of front yard paving to 33 percent, the applicant proposes 37.3 percent; Section 704.2(B) restricts paving to one side yard only, and Section 704.2(D) allows only curb cut per lot. The lot in question contains approximately 6,000 square feet of land area.

DYNAMO HOUSE, LLC: 350 Eddy Street, Lot 430 on the Tax Assessor's Plat 21 located in a D-2 Downtown-Mill District; to be relieved from Sections 205.1, 700, 703.2, 706.1, 706.2, 706.4 and 706.5 in the proposed alteration of the existing building previously used as a power generating station to be used for a museum, hotel, multi-tenant commercial space and a restaurant/café. The proposed uses are all permitted within the D-2 district. The applicant is requesting a dimensional variance regarding regulations governing

the parking requirements relating to mixed uses and the intensification of the use of the building. The lot in question contains approximately 76,842 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON WEDNESDAY, SEPTEMBER 9, 2009.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL MIERCOLES, SEPTIEMBRE 9, 2009.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA

TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT. 376**

YEAR 2009

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

**PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY
HALL**

25 DORRANCE STREET

PROVIDENCE, RHODE ISLAND

Wednesday, January 14, 2009 at 5:30 P.M.

Monday, February 23, 2009 at 5:30 P.M.

Monday, March 23, 2009 at 5:30 P.M.

Monday, April 27, 2009 at 5:30 P.M.

Tuesday, May 26, 2009 at 5:30 P.M.

Monday, June 22, 2009 at 5:30 P.M.

Monday, July 20, 2009 at 5:30 P.M.

Wednesday, September 9, 2009 at 5:30 P.M.

Monday, October 5, 2009 at 5:30 P.M.

Monday, October 26, at 5:30 P.M.

Monday, November 23, 2009 at 5:30 P.M.

Monday, December 28, 2009 at 5:30 P.M.

Any change in dates will be noticed in writing and/or e-mailed to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

The Office of the Zoning Board of Review is located at

190 Dyer Street, Providence, RI 02903-3902

Board Meetings are held at the Probate Court Chamber, Providence City Hall.

Peter D. Carnevale

Secretary

(401) 421-7740 ext. 376